

Software: Kardin Budget System
Version: 28.06
File: 6335AAR1.RFC
Date: 3/9/2009
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CB Richard Ellis

SOUTH FRISCO VILLAGE 2008 Operating Expense Adjustment Invoice

Prepared For: TIAA-CREF
Prepared By: Kim Brown
Property ID: 6335aa
Property RSF: 227,175
Cost Center(s) RSF: 227,175

Suite	Tenant	Comm	Exp	Lease RSF
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F600 Circuit City #3264 9/20/2001 1/31/2017 32,746

Charge Code	Expense Pool	Denom. Sq. Ft.	Recov. Expenses	Pro-Rata Share	Tenant's Share	Min. Amt	Admin. Amt	Expenses before Cap	Cap Name	Cap Adjust	Adjusted Tenant Share	Occup. %	Occup. Method	Total Reimb.	Free Reimb.	Amount Billed	Balance Due	Monthly Amount
c.insur	INSURANCE - ALL	227,175	26,042	14.4144%	3,754	0	0	3,754	0	0	3,754	12.0000	12 Months	3,753.76				

Total for c.insur: 3,754 0 3,754 0 3,754 0.00 0.00 3,753.76 0.00

Charge Code	Expense Pool	Denom. Sq. Ft.	Recov. Expenses	Pro-Rata Share	Tenant's Share	Min. Amt	Admin. Amt	Expenses before Cap	Cap Name	Cap Adjust	Adjusted Tenant Share	Occup. %	Occup. Method	Total Reimb.	Free Reimb.	Amount Billed	Balance Due	Monthly Amount
c.opexp	CAM - Electric Only	227,175	66,508	14.4144%	9,587	0	0	9,587	0	0	9,587	12.0000	12 Months	9,586.73				
c.opexp	CAM - Exc Roof, Tr, H	227,175	136,343	14.4144%	19,653	0	983	20,636	Ircuit City	-5,266	15,370	12.0000	12 Months	15,369.59				
c.opexp	CAM - Water	227,175	39,711	14.4144%	5,724	0	0	5,724	0	0	5,724	12.0000	12 Months	5,724.04				
c.opexp	CAM Trash	227,175	23,426	14.4144%	3,377	0	169	3,545	Ircuit City	-905	2,641	12.0000	12 Months	2,640.71				

Total for c.opexp: 38,340 1,151 39,492 -6,171 33,321 33,321.07 0.00 31,319.99 2,001.08 0.00

Charge Code	Expense Pool	Denom. Sq. Ft.	Recov. Expenses	Pro-Rata Share	Tenant's Share	Min. Amt	Admin. Amt	Expenses before Cap	Cap Name	Cap Adjust	Adjusted Tenant Share	Occup. %	Occup. Method	Total Reimb.	Free Reimb.	Amount Billed	Balance Due	Monthly Amount
c.retax	TAX	227,175	910,964	14.4144%	131,310	0	0	131,310	0	0	131,310	12.0000	12 Months	131,310.03				

Total for c.retax: 131,310 0 131,310 0 131,310 131,310.03 0.00 0.00 131,310.03 0.00

Total for Circuit City #3264: 137,064.87 0.00

CapName	Cap Amount	Cap PSF
Circuit City	18,010	\$0.55